

HISTORIC DISTRICT COMMISSION MEETING



Monday, November 9, 2020– 6:30 P.M.
Conference Room – City Hall
300 West Crowell Street - Monroe, NC

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- Item 1.** Call to Order – Roll Call
- Item 2.** Approval of Minutes – October 12, 2020
- Item 3.** Conflicts of Interest
- Item 4.** **COA 21-1500009 Certificate of Appropriateness** – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Brian Spiers to construct a new home at the property located at 509A E. Talleyrand Avenue (Tax ID# 09-231-063A) *Tabled from October 12, 2020 Meeting*
- Item 5.** **COA 21-1500011 Certificate of Appropriateness** – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Heather Reagor to pave the existing gravel drive area with either asphalt or concrete, add a handicap ramp, and install a fence located along the eastern and southern property line at the property located at 205 Lancaster Avenue (Tax ID# 09-235-234)
- Item 6.** **COA 21-1500012 Certificate of Appropriateness** – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Jessie Aubuchont to install an aluminum fence around the property located at 1203 W. Franklin Street (Tax ID# 09-273-113)
- Item 7.** Certificate of Appropriateness Log FY 2021
- Item 8.** Next Meeting: December 14, 2020
- Item 9.** Adjournment

ATTENTION BOARD MEMBERS: Please contact Maryann Brown at 704.282.4527 to confirm your attendance.

cc: Planning Staff
Mujeeb Shah-Khan
Ashley Duncan

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, OCTOBER 12, 2020 AT 6:30 PM

CONFERENCE ROOM - CITY HALL

300 West Crowell Street, Monroe, North Carolina

To be Approved at the November 2020 Meeting
Attendees to Sheri Laney on 10-13-20

DRAFT

ITEM 1: Call to Order.

Richard F. Ali, Chairman, called the meeting to order at 6:30 p.m. Maryann Brown called the roll.

Members Present: Richard F. Ali, Bob Bullard, James Kerr, Jennifer Smith, Megan Woazeah, Archie Morgan and Susan Sganga (alternate, filling in for a vacancy)

Members Absent: None

Staff Present: Doug Britt, Senior Planner, Keri Mendler, Planner, Maryann Brown, Administrative Assistant, and Ashley Britt, Assistant City Attorney (partial, via Zoom)

Guests: Brian Spiers, BWB2, LLC; Loretta Melancon

Chairman said he wanted to remind everyone that this meeting is quasi-judicial and our processes and proceedings are governed by North Carolina State Law. He said this is considered an evidentiary hearing and you will be asked to be sworn in just like you would at a court room. He said our discretion in these matters is limited and we are obligated to base a decision on evidence related to the guidelines and not on personal opinions.

Chairman said he also wanted to acknowledge the resignation of Philip Millward who was a long-time member of the Commission. He said he served on the Commission for more than eight (8) years. He said his knowledge of historic construction and materials and input always could be counted on. He said he became the go to person when questions like that would arise. He said many times what he suggested helped us get through a difficult COA. He said over the past years he has also dedicated time to restoring several properties in the Historic District bringing them back to life. He said he knows he will miss his input at our meetings.

Chairman said there is another thing that has come up. He said we are one of the committees here in the City that does have to meet because if someone applies for a COA we have to have a hearing within a certain number of days. He said, as a Commission, do we want to put into place any additional Covid-related requirements, such as wearing a mask, keeping a minimum of 6-feet apart. He asked if anybody wanted to entertain this or just let it go as we have been doing. James Kerr said he would appreciate it. Chairman said we need to, as a Commission, make a motion and vote on that. James Kerr wanted to know if everyone was comfortable with this setup.

Archie Morgan asked what is the motion? Chairman said that the motion would be that we require masks be worn during the meeting and that we maintain a 6-foot separation. He made the following motion:

Motion: Richard Ali made a motion to require that masks be worn at all Historic District Commission meetings and that there be a 6-foot separation between members.
Second: James Kerr
Action: Motion to approve passed unanimously.

Archie Morgan said that he would like the opportunity to re-address this as needed.

ITEM 2: Approval of Minutes.

Chairman asked the Board if there were any questions, additions or deletions to the minutes of the September 14, 2020 meeting. He called for a motion to adopt the minutes of the meeting.

Motion: Jennifer Smith moved to approve the minutes of the September 14, 2020 meeting.
Second: James Kerr
Action: The motion to approve the minutes passed unanimously.

ITEM 3: Conflicts of Interest.

There were no conflicts of interest.

ITEM 4: COA #21-15000009 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Brian Spiers to construct a new home at the property located at 509A E. Talleyrand Avenue (Tax ID# 09-231-063A)

Chairman asked any parties offering testimony to come forward and be sworn. Keri Mendler and Brian Spiers came forward and were sworn, separately.

Keri Mendler, Planner, introduced this item and said this is a Certificate of Appropriateness request to construct a new home at 509A E. Talleyrand Avenue. She said at this times she would proceed with the findings:

Findings:

1. The subject property located at 509A E. Talleyrand Avenue is owned by BWB2, LLC and is zoned R-10 (Residential-High Density). (Exhibit 1, 2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On September 15, 2020, the applicant submitted an application to construct a new house. The house will be 1,164 heated square feet with a 55-square foot covered entry, and a 259-square foot single car garage. The house will be constructed with hardi-cement siding, wood shutters, wood windows, and wood doors including the garage door. The windows will be wood and will have a 1 over 1 pane design. The porch and deck will also be constructed with treated deck boards and the front porch will have a pine wood ceiling. The roof will be asphalt shingles. The driveway will be constructed of

concrete and will be stained an earth tone as well as the walkway leading from the driveway to the porch. (Exhibit 4-6)

4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 7)

Keri said she has provided the appropriate guidelines and conclusions in your staff report and she said she would be glad to answer any questions you may have. She said the applicant is here as well

Chairman asked if there were any questions for Keri.

James Kerr asked Keri if it was a requirement to have a garage. Keri said she did not believe at this location a garage was required.

Archie Morgan asked Keri what hardi-cement siding is. Keri said it is a fiber cement siding made to look like wood but it is more sturdy. She said the Commission has approved some buildings with it---a large garage, a commercial building. She said not a lot of new houses, but it has been approved in the past. Archie Morgan said so a precedent has been set. Keri said not a precedent just as long as you give reasons why you are approving this at each meeting. She said it is at the Board's discretion. She said she thinks this Commission has approved this as well to cover up asbestos siding.

Bob Bullard said he has a couple of concerns regarding this house. He said first is the front-loading garage. He said this is not congruous to the neighborhood houses. He said the second concern is that it appears that the house is going to be built on a slab. He would rather see a crawl space. He said it doesn't fit in with the neighborhood very well. He said, however, he would like to see something built on that lot. He said there are very few vacant lots left in the district.

Mr. Brian Spiers, one of the partners of BWB2, LLC, came forward and said they bought the lot and are open for suggestions. He said the hardi-siding material is premium material which you would see on million dollar homes. He said it looks authentic. He said they take off wood siding and put on hardi-siding because it looks so real. He said as far as the garage, he realizes that you are wanting to keep it in-tune with the time those were built. He said most of the homes were without a garage. He said they thought they were doing the right thing in putting in a garage. He said they can remove the garage. He said regarding the slab, he looked around the area and there is a little bit of everything.

Mr. Spiers said it is a good-looking, cute house but he did not know if it was historic. He said they also have a price point that they do not want to get out of since they also have to run a business. He said by the time he starts doing the garage and crawl space, he is getting out of his comfort zone in that area, especially backing up to mixed-commercial that is behind it. He said this is a concern because they do not know what will happen there. He said he is trying not to build too expensive a home. He said everything is expensive nowadays. He said he feels like the house fits the neighborhood.

Chairman asked Mr. Spiers if he would be acceptable in moving the garage. Mr. Spiers said he would have to look at the lot plan to make sure that it would work. He said he has not seen any side-loaded garages in the Historic District. He said he is not saying there is not any, but he looked the other day and he is not seeing anything like that. He said in the 40s and 50s people were not doing side-loaded garages. He said maybe you would want to start something so that in the future everything will be a side-loaded

garage. He said he is not trying to be difficult but he doesn't think you could fit it in there with that being a corner lot.

James Kerr said to Mr. Spiers a point of reference historically across from you is a house built around 1910. He said the one next to it was built in 1921 or 1922. He said if you are facing your lot to the left, the house was built in 1905 or 1906. He said there is an infill bungalow built in the 1920s. He said there is another Queen Anne also built around 1905. He said these houses are pre-WWII and he is not aware of anything being on a slab in that section of Talleyrand, even that unfortunate duplex on the right is on a crawl space. He said he likes Bob's friendly suggestion of putting it on a crawl space in keeping with the neighborhood. He said as far as your price point, you are in excellent shape. He said two (2) blocks down, across the street, a house that was about 1,500 square feet just closed last month for \$250,000. He said to Mr. Spiers that he will make money.

James Kerr said his friendly suggestion is to either take the garage off or bump up your game and move the kitchen into the area that was going to be the garage. He said you would be adding 200 square feet to the house and that would be a wonderful great room to have all that area, living, dining and kitchen to open front to back. He said to make it look less like infill, run a Craftsman-style porch across the whole front, across the double window and current single window. He said where the garage door is you can do a nice double or triple Craftsman-style window in the kitchen area. He said your price point would not be a worry. He said if you need comps, a number of us would be happy to provide you with some comps.

Keri said she just wanted to remind the Commission about redesigning what has been submitted for consideration tonight. James Kerr said it would fit into the same footprint. He said he wasn't talking about adding any square footage. He said just a friendly amendment.

Bob Bullard said the whole point of this Commission is that we can offer suggestions for redesign. Keri said in the past it has been told that we should not be redesigning to the extent of what type of windows or adding 200 square foot. James Kerr said it would not be adding square footage, it's already there. He said it would just make it heated instead of unheated.

Megan Woazeah asked about the left of the house. James Kerr said it is the big, 2-story white house.

Archie Morgan said the design ideas sound good but there is one (1) thing he misses living in the City is his garage. He said he would hate to take the garage away from anybody. He said if you had one and now you don't, you would miss it.

Jennifer Smith said the house looks like a little ranch house in a subdivision, instead of the Historic District.

Megan Woazeah said in looking at the guidelines, under garages, it does mention often the access to the garage was usually on a side street. She read "Locate and orient new garages and accessory structures in the rear yard and in traditional relationships to the primary building...". She said if you are locked in as far as the land itself, try and orient it [the garage] so that it is accessible in a different area. Archie Morgan asked if there is room to do that.

Keri just pulled up the site plan which showed the front of the house with the 40-foot setback. She said the garage is set back from the front of the house a decent amount. She said it looks like over 25 feet from the front of the house, so that's 60 feet from the road. She said the garage is not in-line with the front of the house.

Mr. Spiers said if you look at the front of the garage, it is 12-feet wide. He said if he takes the garage over another 6 feet, he is probably in his side yard. He said to do a side-load garage you want at least 24 feet to pull in from the side into the garage. He said a side-load garage there is going to be an issue because someone would have to do a 3 or 5 point turn to get into that side-load garage. James Kerr said the lot is so tiny that it would ruin any chance of having a garden. He said he would stick to his two (2) friendly suggestions of getting rid of the garage altogether and making it part of the heated living area.

Jennifer Smith asked Mr. Spiers what his price point on the house would be. Mr. Spiers said they haven't gotten there yet. He said they are looking at about \$200,000.

Bob Bullard said when he said something about the garage, he was not suggesting that you have or not have it but a front-loaded garage is not congruous to what is going on in the neighborhood.

Archie Morgan said there are not many garages in the neighborhood anyway, side-loaded or front-loaded. Bob Bullard said he would say that the majority of the houses have detached garages.

Mr. Spiers said they had debated bringing the front porch all the way across the front, but where you see that 18 feet is a master bedroom. He said adding a porch is easy but it would be kind of dangling out there with no easy access to it. He said you would not want a front porch looking into master bedroom. He said they have built this plan before and it is a nice house.

Archie Morgan asked Keri if the style of the home comes into play. He asked if the house should look like the other houses on the same street. Keri said the relevant design guidelines for new construction do have a couple of things that address that. She read two (2) portions of the guidelines that are in the staff report:

5. Design new buildings to be compatible with surrounding buildings that contribute to the overall historic character of the district in terms of form, height, massing, scale, proportion, and roof shape.

Keri said staff's notes on this are: The applicant is proposing this house will be 1,164 heated square feet with a 55-square foot covered entry and a single car garage that is 259 square feet. Houses on this street range from 918 square feet to 4,332 square feet in size.

8. Design the proportion of the proposed street façade to be compatible with the surrounding buildings that contribute to the overall historic character of the district.

Keri said staff's notes on this are: The applicant is proposing a 1-story home. The National Register lists the majority of the homes on this street as one-story homes. The styles vary from bungalow, classical revival, and ranch styles.

Megan Woazeah said that #9 is also something that should be looked at:

9. Design new buildings so they are compatible with but discernable from historic buildings in the district.

Keri said these are all in your staff report, as well as staff's comments for #9. She said this is something up to the Commission to decide. She said she provides comments where she feels like she can, but if she cannot, then obviously it is up to the Commission to provide comment.

Bob Bullard said that 604 S. Hayne Street is a new house but very few people know this because it fits in so well with the neighborhood. He said it is congruous. He said he does not think that we have that feature with this house.

Chairman asked if there was any further discussion regarding slab vs. crawl.

Archie Morgan asked what is the advantage of slab vs. crawl. James Kerr said it gives the house a higher profile. He said the house on a slab breaks the rhythm of the neighborhood, which you notice more as a pedestrian than you do in a car. He said it is like an arm on a record player missing a beat. He said slabs are not good in the South anyway.

Archie Morgan asked Mr. Spiers what this would add to the project. Mr. Spiers said they ran into an issue with the City of Rock Hill. He said they are trying to create an historic district. He said he came in and did a slab on an elevated foundation that was brick. He said they elevated the slab to two (2) feet. He said their slab is table height, closer to 32 inches. He said he would have to do a close evaluation to see if it is better to do a crawl. He said it will probably be another \$5,000 easily. He said it could be more. He said the ranch has a pretty good footprint on it. He said it is probably another \$7,000 for a crawl space over slab. He said he realizes he is in the Historic District but with crawl spaces you get wood rot, termites, etc. Archie Morgan said he understands but it is about keeping with the neighborhood. Mr. Spiers said he agrees.

Mr. Spiers said he can do an elevated foundation with brick on the outside to look like a crawl space. He said if you wanted to approve a 32-inch foundation with a brick wraparound it would look just like a crawl and he could just do a slab with it.

Archie Morgan asked the Commission if this would solve the problem. James Kerr said the more he looks at the plans, that end of the Historic District is the most fragile. He said it is recovering for the first time in 25 years. He said he feels that we are somewhat obligated to the stewards of this area even more so thinking about how fragile it is. He said this kind of looks like a modular home. He asked Mr. Spiers if he was completely married to this. Mr. Spiers said to Mr. Kerr that if he wanted to be his architect he would be glad to pay him. Archie Morgan said he had a modular home and it looked a lot like this one.

Chairman asked Keri about tabling this matter. Keri said you can certainly table this if you wish and hear it next month. Chairman asked if we would still be in our time frame. Keri said yes.

Chairman said we have a couple of options. He said approve as it is written which he does not see it going that way with what he is hearing. He said a motion can be made to require a change to the crawl issue and the change to the garage, possibly. He said another option would be for us to table this and give you

time to go back and see how you want to proceed. He said you can then come back to us at the next meeting for a final vote and outcome.

James Kerr said to Mr. Spiers that he appreciates him coming to this meeting and he feels like the more he looks at it, and the others seem to have the same concerns, that no matter what we do, this is not going to end up being a Rolls Royce. He said it is still going to be what it is, and that it is fine. He said everyone agrees it is your right to build something and make money. He said he thinks you can probably accomplish those goals more easily with a different plan.

Mr. Spiers said to James Kerr how does he improve...Mr. Kerr said he can talk for hours about what he likes but it is your lot. Mr. Spiers said he deals with architects and designers all the time, usually when someone brings up something---is it too small of a house, etc.? He said he understands you have a job to do.

James Kerr gave Mr. Spiers a copy of the design guidelines to look at, particularly page 64.

Susan Sganga asked if everyone was thinking more of a bungalow-style house. James Kerr said more like a bungalow but a story and a half because then you can get your square footage and from his experience it is always cheaper to build a 2-story house. He said your foundation is there and you go up and then second floor costs a lot less. He said it doesn't have to be grand, a simple Craftsman, Queen Anne, Victorian.

Mr. Spiers asked James Kerr why he wanted a 2-story and not a 1-story. James Kerr said he thinks you can get a little more for your buck. He said the more you build out the more it will cost. Mr. Spiers said he finds that you are contradicting yourself because Keri just read that most of the houses in that area are... not bringing a motion and putting in a business or a proposal, the 1-stories would be more prominent. He said he has to redesign a house. He said he doesn't have this plan so with you wanting a 2-story, he is just wondering what you are after. James Kerr said he is suggesting a 2-story; it is your lot. He said we are not here in any way to dictate to you but he would make a motion to the Chair that we offer to table this particular plan and let you come back with something that is a little more in keeping...come back, walk around, look at the neighborhood and he said something will speak to you.

Bob Bullard said the Historic District was started about 1988 and there are houses that were built before then that would not be allowed to have been built now. He said as James said, walk around and you will get a pretty good idea of where you will need to go. He said we don't want to be architects.

James Kerr said there is some very bad infill on Talleyrand because it has suffered worse more than any other street.

Mr. Spiers said he does want to build this house in the near future. He asked about the timeline. Chairman said during the 30-day time period [before the next meeting], take a look at your plans, try and address the concerns that this group has had, see what is out there, and come back to our next meeting. He said we will go through this again and based on what you bring us at that time, it will either be approved or rejected. He said we could, tonight, say that we do not approve this application at all.

Archie Morgan said we are all for you building a nice home on that lot.

Chairman said this group is saying do we want to put anything on the lot or do we need to put something on the lot that will be harmonious with the neighborhood and project the image of the Historic District that needs to be protected. James Kerr said to keep in mind that it is vacant but it is because we lost something.

Megan Woazeah said another thing to keep in mind is that this is a 2020/2021 build but we are walking the fine line of making sure that we follow the guidelines so that it looks appropriate and it works with the neighborhood. She said to have something new is exciting; it is great to see that. She said we don't want to discourage anyone but we want to make sure it is fitting to what we are tasked with doing.

Jennifer Smith asked James Kerr if he noticed what properties in the area are rental properties. James Kerr said they are being reduced, like he said there was that \$250,000 sale last month. He said that was

tremendous. He said that was the highest price per square footage anyone has paid on Talleyrand. He said that was the catalyst so that is good for Mr. Spiers.

James Kerr said to Mr. Spiers that we are a quasi-judicial board and we abide by the State of North Carolina historic statutes. He said we are kind of a voice for houses that cannot speak for themselves.

Mr. Spiers said he is going to work on a different plan but he still doesn't know if he is going to do a 2-story plan.

Chairman asked Mr. Spiers if he was okay with us giving you the opportunity to come back in 30-days by tabling this tonight. Mr. Spiers said yes he would appreciate that. Chairman said he would make a motion to table the item.

Motion: Richard Ali made a motion that COA #21-15000009 for the property at 509A E. Talleyrand Avenue be tabled until the November 9, 2020 meeting, without further advertising.
Second: James Kerr
Action: The motion to table this request passed unanimously.

ITEM 6. **Other**

Keri said that Doug is passing around an e-mail with a memo attached to it. She said we were sent an e-mail by a citizen of the Historic District who asked us to pass it along to the Historic District Commission. She said Lisa Stiwinter, Planning Director, provided a memo addressing some of the concerns listed in that e-mail that was sent to us. She said if you have any questions about either of the documents please contact Lisa. She said Lisa's contact information is on the last page of the memo.

Jennifer Smith asked if it was an historical home. Keri said she believes it is in the Historic District.

Bob Bullard asked if there would be a time limit on this and if there is not, there should be rather than him saying one of these days he was going to fix it up. Keri said if it meets the minimum housing standards, she believes there is a time limit to make repairs. She said there is a whole process that it follows. She said she does not know if it has met the standards. She said Lisa would know for sure.

Bob Bullard said he agrees with Bob's concern that there are a lot...Keri said we do too at the City, but we can only do what our Ordinance and State allows us to do in reference to code enforcement and minimum housing. Mr. Bullard said he is particularly concerned with those homes that are vacant. He said if there is someone living there and cannot afford to fix up the house, he has some sympathy there but if it is just a vacant house sitting there it drags the rest of the house values down and creates a problem in the neighborhood. He said he would rather have an empty lot there. Keri said whether it is vacant or occupied it would have to meet the same requirements for minimum housing and go through the same process.

Bob Bullard said several years ago there was a house that was approved to be torn down. He said the City sent somebody over to tear the house down and they tore the wrong house down. He said the City now thinks twice before tearing a house down.

James Kerr said it can be really good, but look at page 65 at the house that is featured, which is 300 S. Washington Street. He said if you happen to walk or drive by there, there is a really nice lot that goes

with the house because the house to the left of it was torn down, and as they say, the rats and termites had moved out. He said it is a real asset to have that house gone.

Archie Morgan asked Keri have there been any updates on the house at the corner of Lancaster Avenue and Washington Street. Keri said she believes code enforcement has been working with them. She said she would have to check with Robert on the status. James Kerr said the house has been like that for two (2) years. He said there is a hole in the roof that happened with Hurricane Florence.

Archie Morgan asked if something happened to the front doors at Stone Table. Susan Sganga said a new door was put in. She said it is a tap room now.

Archie Morgan asked Keri if there was any action that the Board needed to take on [the e-mail]? Keri said it is just for informational purposes.

Archie Morgan asked Keri if there was anything that needed to be done on the 2020 training/videos. Keri said the training was completed for fiscal year 2020. She thanked Archie Morgan and Susan Sganga for their part in completing the training. Mr. Morgan said there was a section about identifying historic African American properties. He asked if that has ever been done in the City. Keri said she did not think so. She said Susan had the same question as well. She said it is something that we are going to have to look into further to see if other communities have done it and how they've gone about it. She said that she did not think from the staff load, that we would be able to take this on just ourselves. She said she did not think we were knowledgeable enough to know where to begin with that. She said it is something we are going to have to reach out to other communities. Archie Morgan suggested we reach out to the African American community and ask them what properties are historic. He said he knows Monroe has some. Keri said she knows there is one that went to City Council. She said it is on Windsor Street outside of the Historic District but it was a doctor's office or hospital. James Kerr said it was Dr. Massey's Sanitarium. Keri said the City will be putting in a marker at the site. She said as far as doing this City-wide or Downtown-wide, it is something that we would have to look at and see how other communities handle this.

Chairman said to Keri, regarding the notices that went out on this particular case, you sent out 21 letters and only six (6) of them are actual residents. He asked if this meant that 15 of the properties are rentals. She said not necessarily because sometimes people will live at their address but do not want mail coming to them and they have a PO box. She said sometimes they do not update their tax mailing address.

Bob Bullard asked if it was possible to put a house number on every one of them. Keri said the parcel ID indicates each property that is listed on the APO. Mr. Bullard said he sees that but that does not do me any good. Keri said she gets these numbers from the Tax Department.

Archie Morgan said to Keri what can be done if this Commission said that we do not want any more rental property within the Historic District. Keri said unfortunately that is not something that the City or Historic District Commission can enforce. She said you cannot regulate whether someone is renting out their house or whether they live there.

Chairman asked Keri if she knew if this property [509A E. Talleyrand Avenue] was going to be a rental or a flip. He said not that it matters on our decision. Keri said she was not sure. She said since we cannot regulate this, we do not tend to ask that question.

Chairman asked if there was any further business to discuss. There was none

ITEM 7. **Next Meeting**

Chairman said the next meeting is scheduled for November 9, 2020 at 6:30 p.m.

ITEM 8. **Adjournment.**

Motion: Archie Morgan made a motion to adjourn this meeting.
Second: Jennifer Smith
Action: The motion to adjourn passed unanimously.

The meeting adjourned at 7:28 pm.

Respectfully submitted,

Richard F. Ali
Chairman

Maryann Brown /s/
Secretary to the Board



STAFF REPORT
Case # 21-15000009

TO: Historic District Commission Members

DATE: November 9, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Certificate of Appropriateness request 509A E. Talleyrand Avenue
(*Tabled from the October 12, 2020 Meeting*)

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness to construct a new home at 509A E. Talleyrand Avenue. This item was tabled at the October 12, 2020 Meeting.

On October 13, 2020 staff followed up with the applicant to offer technical assistance and also gave the applicant a deadline of October 27, 2020 to submit new elevations in order to meet internal deadlines.

Staff followed up with the applicant on October 26, 2020 to remind the applicant of the deadline to submit new elevations. After not receiving new elevations by the end of day October 27th, staff followed up on October 28th and was advised the applicant was unable to procure new elevations in the given time frame. Staff informed the applicant of their options via email which included the following:

1. Proceed forward with what you submitted last time
2. Provide copies of new elevations at the meeting itself. Generally, they want copies of everything ahead of the meeting; however, you may provide copies at the meeting and explain why you weren't able to get the elevations completed by staff's deadline.
3. Withdraw your application entirely. If you choose this option, you would need to submit a new COA application in order to develop this property.

At time of publishing, staff had not received new elevations and will provide an update at the meeting. Staff has revised the relevant design guidelines below to remove specifics regarding a

proposed house; however, staff has retained information pertaining to the specific area. This will allow the Commission to reference this information at the meeting should the applicant provide new elevations at the meeting.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	9-15-20
Name of Petitioner:	Brian Spiers
Location:	509A E. Talleyrand Avenue
Tax ID #:	09-231-063A
Lot Size:	0.23 acres
Zoning Classification:	R-10 (Residential- Low Density)

GENERAL INFORMATION

It appears this lot has been vacant since at least 1991.

RELEVANT DESIGN GUIDELINES

New Construction (pg. 65)

1. Site new buildings to be consistent with the setback and spacing of surrounding district buildings that contribute to the overall historic character of the district. Ensure the new construction conforms with all pertinent guidelines in the District Setting Section.
The houses on either side of this house have front setbacks of approximately 30-feet. Other houses on this street have varying front setbacks ranging from approximately 21 feet to 42 feet.
2. Site new buildings so that the orientation to the street is consistent with surrounding district buildings that contribute to the overall historic character of the district. Primary facades should always face the street.
3. Site new buildings so that the existing topography of the site is maintained. Large-scale grading which would significantly modify the natural topography is not appropriate.
According to the Topographical maps, this lot is fairly flat.
4. Protect mature trees that contribute to the district character and other significant site features from damage during construction or from delayed damage due to grading and construction activities.
5. Design new buildings to be compatible with surrounding buildings that contribute to the overall historic character of the district in terms of form, height, massing, scale, proportion,

and roof shape.

Houses on this street range from 918 square feet to 4,332 square feet in size.

6. Design new buildings using exterior surface materials and architectural details that are compatible in terms of composition, module, pattern, texture, finish, color and detail with exterior materials on buildings that contribute to the overall historic character of the district, including brick, wood, and stone. If utilizing traditional materials is not feasible, alternative solutions may be considered.

All homes on this block of the street have asphalt shingle roofs.

7. Design the spacing, placement, scale, orientation, size, subdivision, proportion, and detail of windows and doors in new buildings to be compatible with the surrounding buildings that contribute to the overall historic character of the district.

The houses on this street have a variety of window designs including but not limited to 1 over 1, 2 over 2, 4 over 1, and 6 over 6.

8. Design the proportion of the proposed street façade to be compatible with the surrounding buildings that contribute to the overall historic character of the district.

The National Register lists the majority of the homes on this street as one-story homes. The styles vary from bungalow, classical revival, and ranch styles.

9. Design new buildings so they are compatible with but discernable from historic buildings in the district.

Walkways, Driveways, & Off-street Parking (pg. 29)

1. Design new driveways and walkways to conform with the spacing, width, configuration, and materials of existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of the district. Locate new driveways to the side and rear of existing houses and screen with landscaping if the area is prominently visible from a public right-of-way.
2. Locate new walkways, driveways, and off-street walkways so the topography of the building site and significant site features, including mature trees, are retained.
3. Select appropriate traditional paving materials such as brick, stone, and scored concrete. Carefully consider the color and texture of new surfaces for compatibility with the character of the historic district. It is not appropriate to introduce large expanses of stark white or gray concrete surfaces. Consider permeable materials like brick pavers in lieu of concrete.
4. Introduce perimeter plantings, hedges, fences or walls to screen and buffer new driveways and off-street parking areas from adjacent properties that are residential in character.
5. Maintain the continuity of sidewalks in the public right-of-way when introducing new driveways.

There is no existing sidewalk along this section of the street.

6. It is not appropriate to locate off-street parking in front yards of district buildings that are residential in character.

FINDINGS

Staff offers the following Findings:

1. The subject property located at 509A E. Talleyrand Avenue is owned by BWB2, LLC and is zoned R-10 (Residential-High Density) (Exhibit 1, 2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On September 15, 2020, Brian Spiers, on behalf of BWB2, LLC submitted an application to construct a new house.
4. The Historic District Commission tabled this request at their regular October 12, 2020 meeting in order to allow the applicant to submit new elevations that would be more congruous to the area.
5. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.

CONCLUSIONS

The proposed construction of a new home as presented (is/is not) congruous in concept according to the *New Construction* and *Walkways, Driveways, & Off-street Parking* guidelines of the *South Monroe Historic District Guidelines*:

New Construction (pg. 65)

1. Site new buildings to be consistent with the setback and spacing of surrounding district buildings that contribute to the overall historic character of the district. Ensure the new construction conforms with all pertinent guidelines in the District Setting Section.
2. Site new buildings so that the orientation to the street is consistent with surrounding district buildings that contribute to the overall historic character of the district. Primary facades should always face the street.
3. Site new buildings so that the existing topography of the site is maintained. Large-scale grading which would significantly modify the natural topography is not appropriate.
4. Protect mature trees that contribute to the district character and other significant site features from damage during construction or from delayed damage due to grading and construction activities.
5. Design new buildings to be compatible with surrounding buildings that contribute to the overall historic character of the district in terms of form, height, massing, scale, proportion, and roof shape.
6. Design new buildings using exterior surface materials and architectural details that are compatible in terms of composition, module, pattern, texture, finish, color and detail with

exterior materials on buildings that contribute to the overall historic character of the district, including brick, wood, and stone. If utilizing traditional materials is not feasible, alternative solutions may be considered.

7. Design the spacing, placement, scale, orientation, size, subdivision, proportion, and detail of windows and doors in new buildings to be compatible with the surrounding buildings that contribute to the overall historic character of the district.
8. Design the proportion of the proposed street façade to be compatible with the surrounding buildings that contribute to the overall historic character of the district.
9. Design new buildings so they are compatible with but discernable from historic buildings in the district.

Walkways, Driveways, & Off-street Parking (pg. 29)

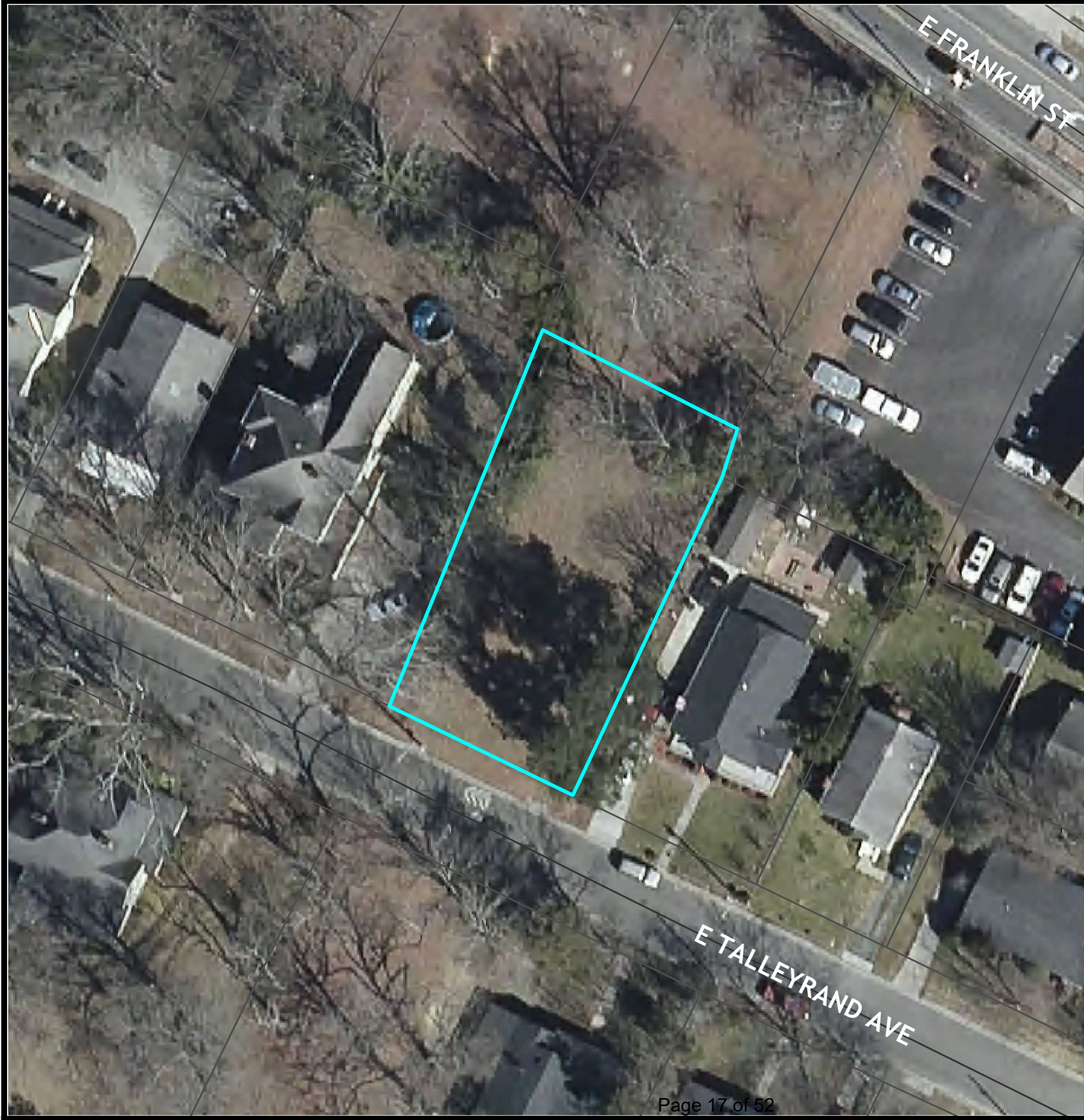
1. Design new driveways and walkways to conform with the spacing, width, configuration, and materials of existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of the district. Locate new driveways to the side and rear of existing houses and screen with landscaping if the area is prominently visible from a public right-of-way.
2. Locate new walkways, driveways, and off-street walkways so the topography of the building site and significant site features, including mature trees, are retained.
3. Select appropriate traditional paving materials such as brick, stone, and scored concrete. Carefully consider the color and texture of new surfaces for compatibility with the character of the historic district. It is not appropriate to introduce large expanses of stark white or gray concrete surfaces. Consider permeable materials like brick pavers in lieu of concrete.
4. Introduce perimeter plantings, hedges, fences or walls to screen and buffer new driveways and off-street parking areas from adjacent properties that are residential in character.
5. Maintain the continuity of sidewalks in the public right-of-way when introducing new driveways.
6. It is not appropriate to locate off-street parking in front yards of district buildings that are residential in character.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a Certificate of Appropriateness be (granted/denied) subject to review and approval of all city staff and its designated departments.

Attachments:

- Exhibit 1: Aerial Map
- Exhibit 2: Zoning Map
- Exhibit 3: Historic District Map
- Exhibit 4: Application

Prepared by: KEH 10-30-20



Ortho Map

Case #: 21-15000009

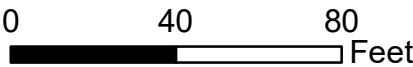
Legend

-  Centerlines
-  Parcels

**Existing: R-10
(Residential- High Density)**

Owner: BWB2, LLC

Acres: .23





Zoning Map

Case #: 21-15000009

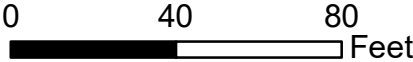
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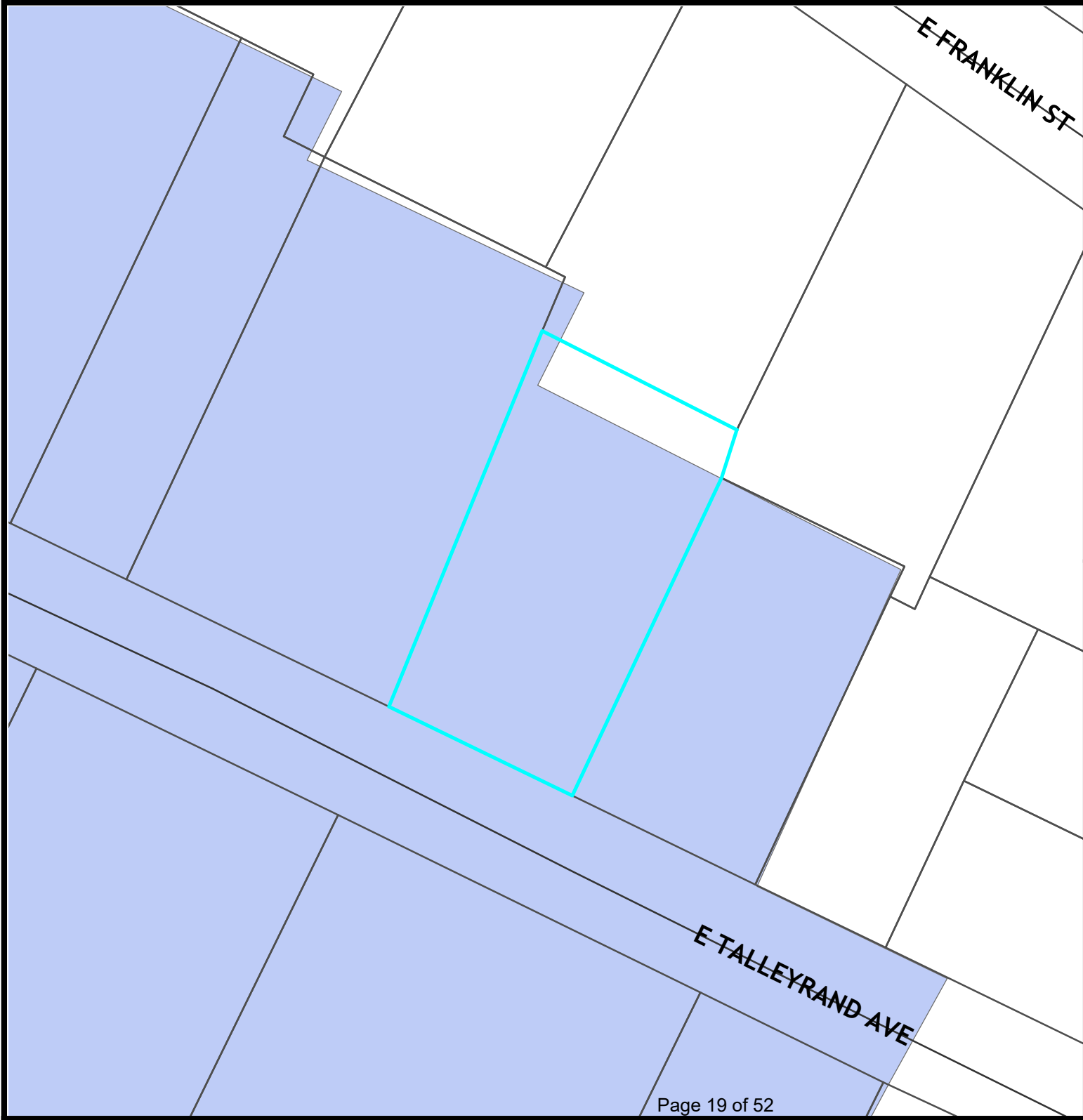
- Centerlines
- Parcels

**Existing: R-10
(Residential- High Density)**

Owner: BWB2, LLC

Acres: .23





Historic District Map

Case #: 21-15000009

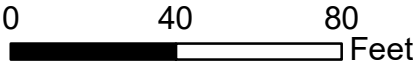
Legend

- Centerlines
- Parcels

**Existing: R-10
(Residential- High Density)**

Owner: BWB2, LLC

Acres: .23





HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: _____
Application No: _____
Approved: _____ Denied: _____
_____ Administrative review
_____ Commission Review

1. Property location: 509 1/2 Talleyrand Avenue
Applicant's name: Brian Spiers
Applicant's address: P.O. Box 128 Waxhaw 28173
Applicant's telephone number: 704-363-2575
Applicant's email address: Brian@fatherof3.com
Applicant's FAX number: _____
Property Tax identification number: 09 - 231 - 063 A

2. The property is owned by (if different from above) BWB2 LLC
Address: P.O. Box 128, Waxhaw Telephone: 704-363-2575

3. The following Certificate of Appropriateness is requested for: New Single Family home
Please provide a brief description of the project: Single Family home
hardi cement siding, wood shutters

4. Attach a site plan showing the existing and proposed improvements, necessary setback lines, photographs of current and proposed materials. (Assistance is available to determine setback requirements at the Department of Planning & Development, 300 W. Crowell Street).

Brian Spiers
Applicant- Printed

Brian Spiers
Applicant- Signed

8-17-20

Date Submitted

Please sign and return to the Department of Planning & Development, P.O. Box 69, Monroe, NC 28111-0069; Telephone: (704) 282-4520; Fax (704) 282-4735. Applicants are responsible for providing all required information. Incomplete applications will not be processed and will not be accepted after the 30 day deadline.

If your project is required to be heard by the commission, you or a representative will need to attend the meeting.

HISTORIC DISTRICT COMMISSION
FINAL PLAN SUBMISSION CHECKLIST

Required materials for all applications:

- ☒ Completed application form. Describe clearly and in detail the nature of the proposed project. Attach additional sheets if necessary.
- ☒ Photographs of site and existing conditions, as well as any proposed materials. - notes
- ☒ Site plan showing property lines, existing and proposed changes

lot is currently vacant

DO NOT WRITE BELOW THIS LINE

Additional conditions and remarks: _____

Authorized signature

Date

Revised 12-22-15



STAFF REPORT
Case # 21-15000011

TO: Historic District Commission Members

DATE: November 9, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Certificate of Appropriateness request at 205 Lancaster Ave.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Heather Reagor. The applicant has requested approval to pave the existing gravel drive area with either asphalt or concrete, add a handicap ramp, and install a fence located along the eastern and southern property line. These items are required by the Planning Department as the applicant is converting the property from a residential use to a commercial use. Staff has approved the fence located on the southern property line and a portion of the fence located on the eastern property line; however, the remaining portion will need to be approved by the Historic District Commission due to the location.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	10-12-20
Name of Petitioner:	Heather Reagor
Location:	205 Lancaster Ave.
Tax ID #:	09-235-234
Lot Size:	0.23 acres
Zoning Classification:	OT (Office Transitional)

GENERAL INFORMATION

Circa 1940

This one-story, gable-roofed frame Colonial Revival house was built ca. 1940 for J. Sikes Sanders, listed in 1942 as an insurance agent, on a portion of the R.V. Houston property [#282], then owned by Mrs. Dora S. Sanders. The house has a three-bay facade with paired six over six windows flanking a side lighted entrance which is sheltered by a pedimented porch

with Tuscan columns. One-story wings extend on the east and rear elevations. Brick chimneys are in exterior end locations.

RELEVANT DESIGN GUIDELINES

Fences and Walls, pg. 27

1. Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district.
The proposed fence is a wood privacy fence that will be 6-feet tall up until the front corner of the home where the applicant is proposing a staggered drop in height to meet the guidelines and allow for vehicular visibility; a specific height was not mentioned on the application or site plan.
2. It is not appropriate to use fence or wall materials, such as vinyl or chain link fencing, that are inconsistent with the character of the district in front or front side yards.
The applicant is proposing to use wood materials.
3. It is not appropriate to use fences or walls to screen front yards and front side yards visible from the street. Limit privacy fences to rear and rear-side yards. Generally, the setback for privacy fences for a rear-side yard is fifteen feet from the front corner of the house.
The proposed fence will be located in the rear yard and along the eastern side property line; this is required from the Planning Department in order to provide screening to the adjacent residential use from the new commercial use. The applicant has proposed to step the fence down near the front corner of the home to meet the intent of the guidelines and add visibility for vehicles.

Walkways, Driveways, and Off-street Parking, pg. 29

1. Select appropriate traditional paving materials such as brick, stone, and scored concrete. Carefully consider the color and texture of new surfaces for compatibility with the character of the historic district. It is not appropriate to introduce large expanses of stark white or gray concrete surfaces. Consider permeable materials like brick pavers in lieu of concrete.
The applicant is proposing to pave over the existing driveway and circulation area as required by the Planning Department for new commercial uses. The applicant has indicated they will pave with either asphalt or concrete but has not indicated if stained concrete will be utilized.

Accessibility, Health, and Safety Considerations, pg. 61

1. Meet accessibility and life-safety code requirements in such a way that the district site and its character-defining features are preserved.
The applicant is proposing to locate the ramp on a rear elevation.
2. Meet accessibility and life-safety code requirements in such a way that the district building's character-defining facades, features, and finishes are preserved.
3. If needed, introduce new or additional means of access that are reversible and that do not

compromise the original design or materials of a historic entrance or porch.

FINDINGS

Staff offers the following Findings:

1. The subject property located at 205 Lancaster Avenue is owned by Ryan Crump and is zoned OT (Office Transitional) (Exhibit 1-2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On October 12, 2020 the applicant, Heather Reagor, on behalf of Lehnhardt Price Investments applied for a COA to request approval of a wood privacy fence, paving the existing driveway and circulation area, and constructing a handicap accessible ramp at 205 Lancaster Avenue. (Exhibit 4-8)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 9-10)

CONCLUSIONS

The proposed construction of a fence, paved driveway/circulation area, and handicap ramp at 205 Lancaster Avenue as presented (is/is not) congruous in concept according to the *Fence and Walls, Walkways, Driveways, and Off-street Parking, and Accessibility, Health, and Safety Consideration* guidelines of the *South Monroe Historic District Guidelines*:

Fences and Walls, pg. 27

1. Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district.
2. It is not appropriate to use fence or wall materials, such as vinyl or chain link fencing, that are inconsistent with the character of the district in front or front side yards.
3. It is not appropriate to use fences or walls to screen front yards and front side yards visible from the street. Limit privacy fences to rear and rear-side yards. Generally, the setback for privacy fences for a rear-side yard is fifteen feet from the front corner of the house.

Walkways, Driveways, and Off-street Parking, pg. 29

1. Select appropriate traditional paving materials such as brick, stone, and scored concrete. Carefully consider the color and texture of new surfaces for compatibility with the character of the historic district. It is not appropriate to introduce large expanses of stark white or gray concrete surfaces. Consider permeable materials like brick pavers in lieu of concrete.

Accessibility, Health, and Safety Considerations, pg. 61

1. Meet accessibility and life-safety code requirements in such a way that the district site and its character-defining features are preserved.
2. Meet accessibility and life-safety code requirements in such a way that the district building's character-defining facades, features, and finishes are preserved.
3. If needed, introduce new or additional means of access that are reversible and that do not compromise the original design or materials of a historic entrance or porch.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a Certificate of Appropriateness be (granted/denied) subject to review and approval of all city staff and its designated departments.

Exhibits:

1. Aerial Map
2. Zoning Map
3. Historic District Map
4. Application
5. Site Plan
6. Fence Example
7. Ramp
8. Driveway/Parking Area
9. APO's
10. APO Map

Prepared by: KM 10-27-20



Ortho Map

Case #: 21-15000011

Legend

— Centerlines

▭ Parcels

Existing: OT
(Office Transitional)

Owner: Ryan Crump

Acres: .23



0 40 80
Feet

Zoning Map

Case #: 21-15000011

Legend

— Centerlines

□ Parcels

Zoning Districts

■ R-10

■ OT

■ CBD

Existing: OT
(Office Transitional)

Owner: Ryan Crump

Acres: .23



0 40 80
Feet

Historic District Map

Case #: 21-15000011

Legend

- Centerlines
- Parcels
- Historic District

Existing: OT
(Office Transitional)

Owner: Ryan Crump

Acres: .23



0 40 80
Feet

S STEWART ST

LANCASTER AVE

PARKER ST

W HOUSTON ST



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: _____

Application No: _____

Approved: _____ Denied: _____

_____ Administrative review

_____ Commission Review

1. Property location: 205 Lancaster Ave

Applicant's name: Heather Reagor

Applicant's address: 201 N Main Street, Suite 111 Monroe, NC 28112

Applicant's telephone number: 704-776-0346

Applicant's email address: heather@rwprice.com

Applicant's FAX number: _____

Property Tax identification number: 09 - 235 - 234

2. The property is owned by (if different from above) Lehnhardt Price Investments (under contract)

Address: 318 N Hayne Street, Monroe, NC 28112

Telephone: 704-218-2300

3. The following Certificate of Appropriateness is requested for: Paving material, fencing material, handicap access

Please provide a brief description of the project. Would pave existing drive in asphalt or concrete.

Paving to include the areas that are currently gravel, if deemed necessary. The drive will continue to the rear of the property to allow for a turn around. Handicap ramp is proposed to be placed at the side entrance closest to the proposed handicap parking.

The ramp would be build out of pressure treated lumber in the same manner as the attached picture. The fencing that is required by planning on the property lines adjacent to the current residential properties would be built consistent with the pictures attached.

We request that the fence closest to Lancaster Ave be a shorter hight to allow for sight lines when pulling out of the drive.

Fencing would be placed on/near property line as vegetation allows.

4. Attach a site plan showing the existing and proposed improvements, necessary setback lines, photographs of current and proposed materials. (Assistance is available to determine setback requirements at the Department of Planning & Development, 300 W. Crowell Street).

Heather Reagor

Applicant- Printed

Heather Reagor

Applicant- Signed

10/12/2020

Date Submitted

Please sign and return to the Department of Planning & Development, P.O. Box 69, Monroe, NC 28111-0069; Telephone: (704) 282-4520; Fax (704) 282-4735. Applicants are responsible for providing all required information. Incomplete applications will not be processed and will not be accepted after the 30 day deadline.

If your project is required to be heard by the commission, you or a representative will need to attend the meeting.

HISTORIC DISTRICT COMMISSION
FINAL PLAN SUBMISSION CHECKLIST

Required materials for all applications:

- ☒ Completed application form. Describe clearly and in detail the nature of the proposed project. Attach additional sheets if necessary.
- ☒ Photographs of site and existing conditions, as well as any proposed materials.
- ☒ Site plan showing property lines, existing and proposed changes

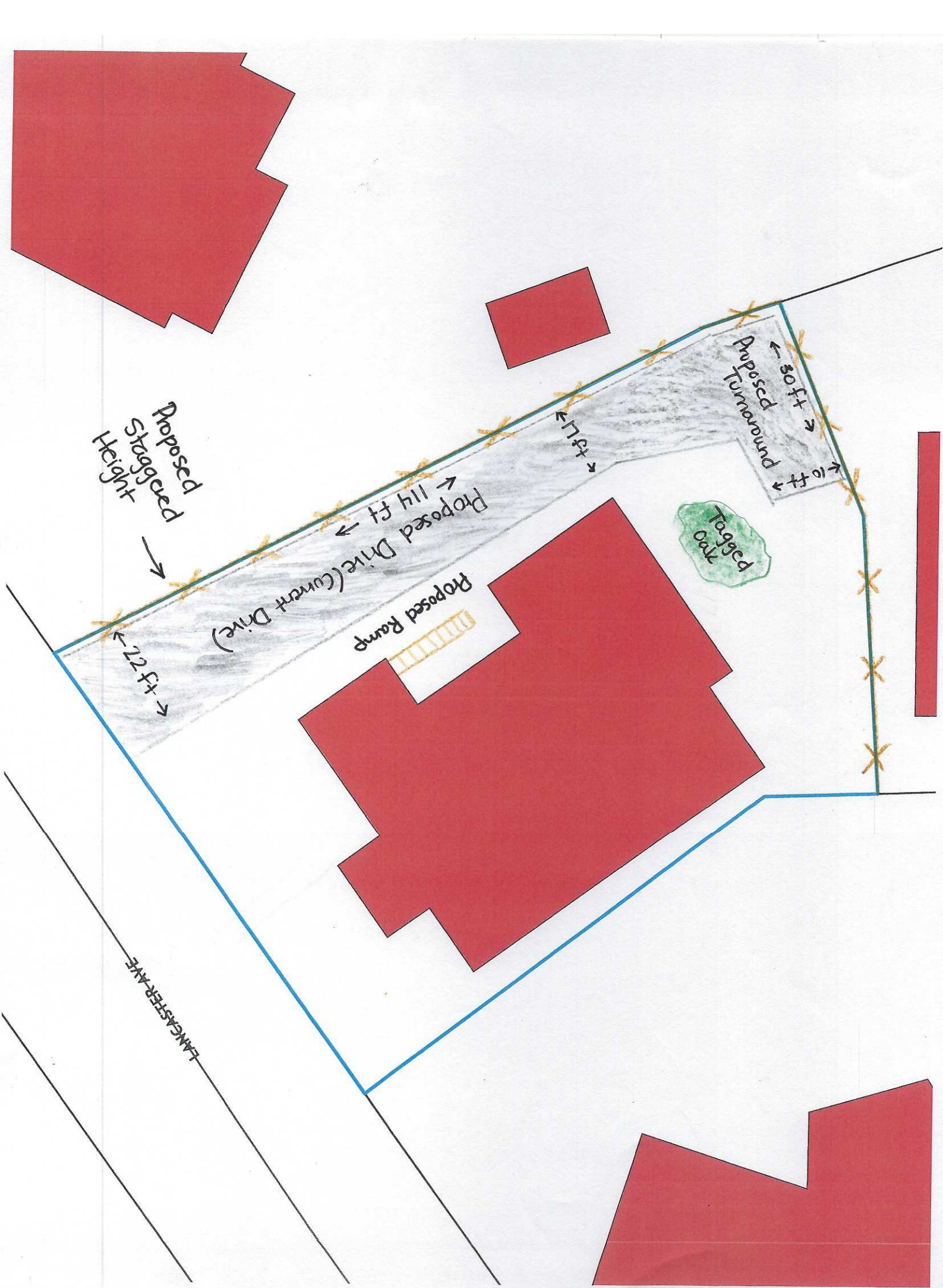
DO NOT WRITE BELOW THIS LINE

=====

Additional conditions and remarks: _____

Authorized signature

Date





Proposed fencing.



Example Staggered drop fencing.



Proposed ramp style.



Side entrance where proposed ramp would be placed.



Current drive, side of property.



Current drive, facing rear of property.



Current drive, rear of property.

09232127
SMITH BEN & DAWN
200 LANCASTER AVE
MONROE NC NC

09235099
BECKER JOSEPH & MARTHA
201 W HOUSTON ST
MONROE NC NC

09235232
PENISTON DEVELOPMENT LLC
211 LANCASTER HWY
MONROE NC NC

09235234A
CHAPMAN FAMILY ENTERPRISES LLC
5900 SM BENTON LN
MONROE NC NC

09235046
SMITH DEVERE R JR & WF JENNIFER S
PO BOX 158
MONROE NC NC

09235228
CITY OF MONROE
PO BOX 69
MONROE NC NC

09235233
INGOLD JOYCE W
201 LANCASTER AVE
MONROE NC NC

09235234
CRUMP RYAN
858 KATHY DIANNE DR
FORT MILL SC SC

09232127A
SMITH BEN & DAWN
200 LANCASTER AVE
MONROE NC NC

09235100
THAPA REBEKAH LOFFER
203 W HOUSTON ST
MONROE NC NC

09235104
CHAMBERS MICHAEL R & CHRISTY K
301 LANCASTER HWY
MONROE NC NC

09232077
LANCASTER AVENUE LLC
233 MEDEARIS DR
CHARLOTTE NC NC

09232127
SMITH BEN & DAWN
200 LANCASTER AVE
MONROE NC NC

09235044
FIRST BAPTIST CHURCH
109 MORROW AVE
MONROE NC NC

09235101
OSMAN MOHAMED S
207 WEST HOUSTON ST
MONROE NC NC

09235044
FIRST BAPTIST CHURCH
109 MORROW AVE
MONROE NC NC

09235045
FIRST BAPTIST CHURCH
109 MORROW AVE
MONROE NC NC

HEATHER REAGOR
201 S. MAIN ST, SUITE 111
MONROE, NC 28112

**HISTORIC DISTRICT COMMISSION
MEETING OF 11-9-20**

205 Lancaster Avenue

APO Map

205 Lancaster Ave.

Legend

- Centerlines
- Parcels
- 150 Foot Buffer
- Notified Properties
- Subject Property





STAFF REPORT
Case # 21-15000012

TO: Historic District Commission Members

DATE: November 9, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Certificate of Appropriateness request at 1203 W. Franklin Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Jessie Aubuchont. The applicant has requested approval to install an aluminum fence, made to look like wrought iron, around the property located at 1203 W. Franklin Street. Staff has approved the section of fence in the rear yard and the section set back 15-feet from the front corner of the home per the guidelines.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	10-16-20
Name of Petitioner:	Jessie Aubuchont
Location:	1203 W. Franklin St.
Tax ID #:	09-273-113
Lot Size:	0.62 acres
Zoning Classification:	R-10 (Residential- High Density)

GENERAL INFORMATION

Dr. B.C. Redfearn House; circa 1904

Built about 1904 for Dr. B. c. Redfearn, a dentist who lived here until his death in 1931, this two-story, Queen Anne/Classical Revival style frame house, set in the middle of a substantial, tree-filled lot, has a single-pile main block with hipped roof and two-story, gabled wings on the southeast and southwest corners. At the northwest corner of the house is an engaged, three-story octagonal tower with a conical roof supported by an open colonnade of small Tuscan columns. At the north-east corner of the house is an octagonal oriel window with conical roof. There is also a three-sided bay on the west elevation. Centered in the front of the main roof is a

pair of gabled dormers. All of the roofs are of slate and have sheet metal ridges, acroteria and pinnacles. The one-story wraparound porch has slender Tuscan columns, and the central front door has sidelights. Windows on the house have a variety of forms, mostly one over one, but there is also an oval window on the front elevation and a pair of diamond-pane casement windows. One of the large, corbelled-capped chimneys has been partially rebuilt. The house is aluminum-sided.

RELEVANT DESIGN GUIDELINES

Fences and Walls, pg. 27

1. Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district.
The proposed fence is aluminum made to look like wrought iron fencing. The fence will be five-feet in the rear yard and a portion of the side yard. The fence will drop to three-feet tall for the remaining side yard and front yard.
 2. It is not appropriate to use fence or wall materials, such as vinyl or chain link fencing, that are inconsistent with the character of the district in front or front side yards.
The proposed fence is aluminum made to look like wrought iron fencing.
 3. It is not appropriate to use fences or walls to screen front yards and front side yards visible from the street. Limit privacy fences to rear and rear-side yards. Generally, the setback for privacy fences for a rear-side yard is fifteen feet from the front corner of the house.
The fence will not be solid on any sides; it will have aluminum pickets. The front section will be three-feet tall as not to screen the front of the house. The fence will drop to three-feet tall at the 15-foot setback as listed in the guidelines.
-

FINDINGS

Staff offers the following Findings:

1. The subject property located at 1203 W. Franklin Street is owned by Jack Martyn and Jessie Aubuchont and is zoned R-10 (Residential-High Density). (Exhibit 1-2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On October 16, 2020 the applicant applied for a COA to request approval of an aluminum fence surrounding the property. The fence will be five-feet tall in the rear yard, it will drop down to three-feet tall in the side yard and will continue at three-feet tall around the front part of the property. (Exhibit 4-6)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.

5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 7-8)

CONCLUSIONS

The proposed construction of an aluminum fence at 1203 W. Franklin Street as presented (is/is not) congruous in concept according to the *Fences and Walls* guidelines of the *South Monroe Historic District Guidelines*:

Fences and Walls, pg. 27

1. Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district.
2. It is not appropriate to use fence or wall materials, such as vinyl or chain link fencing, that are inconsistent with the character of the district in front or front side yards.
3. It is not appropriate to use fences or walls to screen front yards and front side yards visible from the street. Limit privacy fences to rear and rear-side yards. Generally, the setback for privacy fences for a rear-side yard is fifteen feet from the front corner of the house.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a Certificate of Appropriateness be (granted/denied) subject to review and approval of all city staff and its designated departments.

Exhibits:

1. Aerial Map
2. Zoning Map
3. Historic District Map
4. Application
5. Proposed Shed
6. Proposed Site Plan
7. APOs
8. APO Map

Prepared by: KM 10-27-20



Ortho Map

Case #: 21-15000012

Legend

-  Centerlines
-  Parcels

**Existing: R-10
(Residential- High Density)**

**Owner: Jack Martyn &
Jessie Aubuchont**

Acres: .62



0 50 100
 Feet

Zoning Map

Case #: 21-15000012

Legend

— Centerlines

▭ Parcels

Zoning Districts

Code

▭ R-20

▭ R-10

**Existing: R-10
(Residential- High Density)**

**Owner: Jack Martyn &
Jessie Aubuchont**

Acres: .62



0 50 100
Feet

Historic District Map

Case #: 21-15000012

Legend

- Centerlines
- Parcels
- Historic District Expansion

**Existing: R-10
(Residential- High Density)**

**Owner: Jack Martyn &
Jessie Aubuchont**

Acres: .62



0 50 100
Feet



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: _____
Application No: _____
Approved: _____ Denied: _____
_____ Administrative review
_____ Commission Review

1. Property location: 1203 W. Franklin St.
Applicant's name: Jack Martyn & Jessie Aubuchont
Applicant's address: 1203 W. Franklin st.
Applicant's telephone number: (704) 533-5774
Applicant's email address: jessiemartyn7@gmail.com
Applicant's FAX number: _____
Property Tax identification number: _____

2. The property is owned by (if different from above) _____
Address: _____ Telephone: _____

3. The following Certificate of Appropriateness is requested for: Fencing around the property
Please provide a brief description of the project: _____
Requesting to put a fence, in keeping with historic district
guidelines, a fence around entire property

4. Attach a site plan showing the existing and proposed improvements, necessary setback lines, photographs of current and proposed materials. (Assistance is available to determine setback requirements at the Department of Planning & Development, 300 W. Crowell Street).


Applicant- Printed

Jessie L. Aubuchont
Applicant- Signed

10/16/20
Date Submitted

Please sign and return to the Department of Planning & Development, P.O. Box 69, Monroe, NC 28111-0069; Telephone: (704) 282-4520; Fax (704) 282-4735. Applicants are responsible for providing all required information. Incomplete applications will not be processed and will not be accepted after the 30 day deadline.

If your project is required to be heard by the commission, you or a representative will need to attend the meeting.



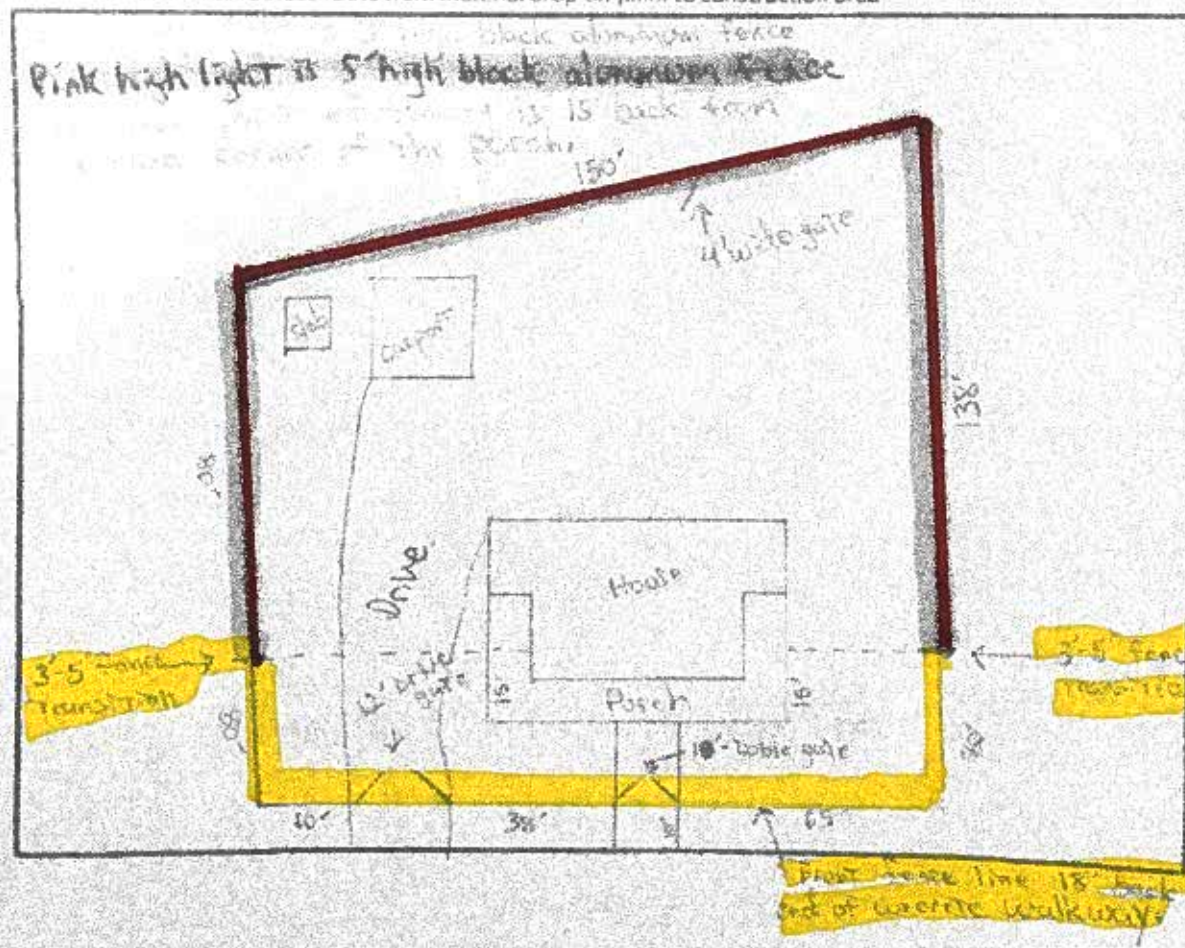
Let's Build Something Together™

PSE Drawing Worksheet - Fencing
(Complete and Fax to Installer)

Customer: John Aubuchant Store: 2907
Phone (home): 704 553 5774 Phone (cell): _____ Phone (other): _____
Install Address: 1203 West Franklin St, Monroe, La, 70112

Directions:

1. Walk the fence line after discussing property boundaries with the customer – indicate any obstructions as you measure
2. Imagine what the fence looks like from a “bird’s eye” view
3. Sketch the fence with these details
 - Mark where the fence abuts, attaches to or is built around any structure or obstacle
 - Mark where gates will be located as well as gate type (drive or walk gate)
 - Mark best access route from material drop-off point to construction area



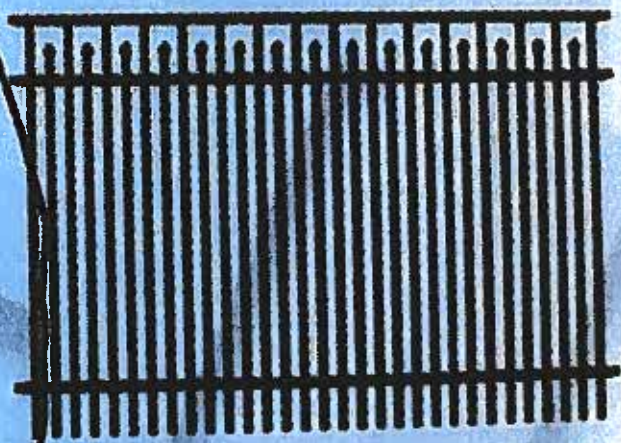
H

Claremont

Picket Confi



Standard Picket



Double Picket

Heights



09273112
GRIFFIN LAND HOLDINGS LLC
PO BOX 1699
MONROE NC 28111

09273113
WALTERS INVESTMENT HOLDINGS LLC
3220 HWY 74
MONROE NC 28112

09273206
SWINSON MICHAEL A
7815 JEFFERSON COLONY RD
MINT HILL NC 28227

09273114
GRIFFIN LAND HOLDINGS LLC
PO BOX 1699
MONROE NC 28111

09273205
ROLLINS BILLY RAY & FLO
1206 W FRANKLIN ST
MONROE NC 28112

09273225
COLLINS SHAWNA D & HUSB KELLY
1102 W FRANKLIN ST
MONROE NC 28112

09273131
WALTERS ERIN MICHAUX GRIFFIN &
CLAYTON INGRAM
100 HARLEY ST
MONROE NC 28110

09273132
STEWART PATRICIA G
1401 W FRANKLIN ST
MONROE NC 28112

09273111 01
GRIFFIN LAND HOLDINGS LLC
PO BOX 1699
MONROE NC 28112

09273132
STEWART PATRICIA G
1401 W FRANKLIN ST
MONROE NC 28112

09273204
LACKEY JESSE DAVID
PENN FAITH NICOLE
1208 W FRANKLIN ST
MONROE NC 28112

09273207
MASSEY EMILY & HUSBAND G RICHARD
1200 W FRANKLIN ST
MONROE NC 28112

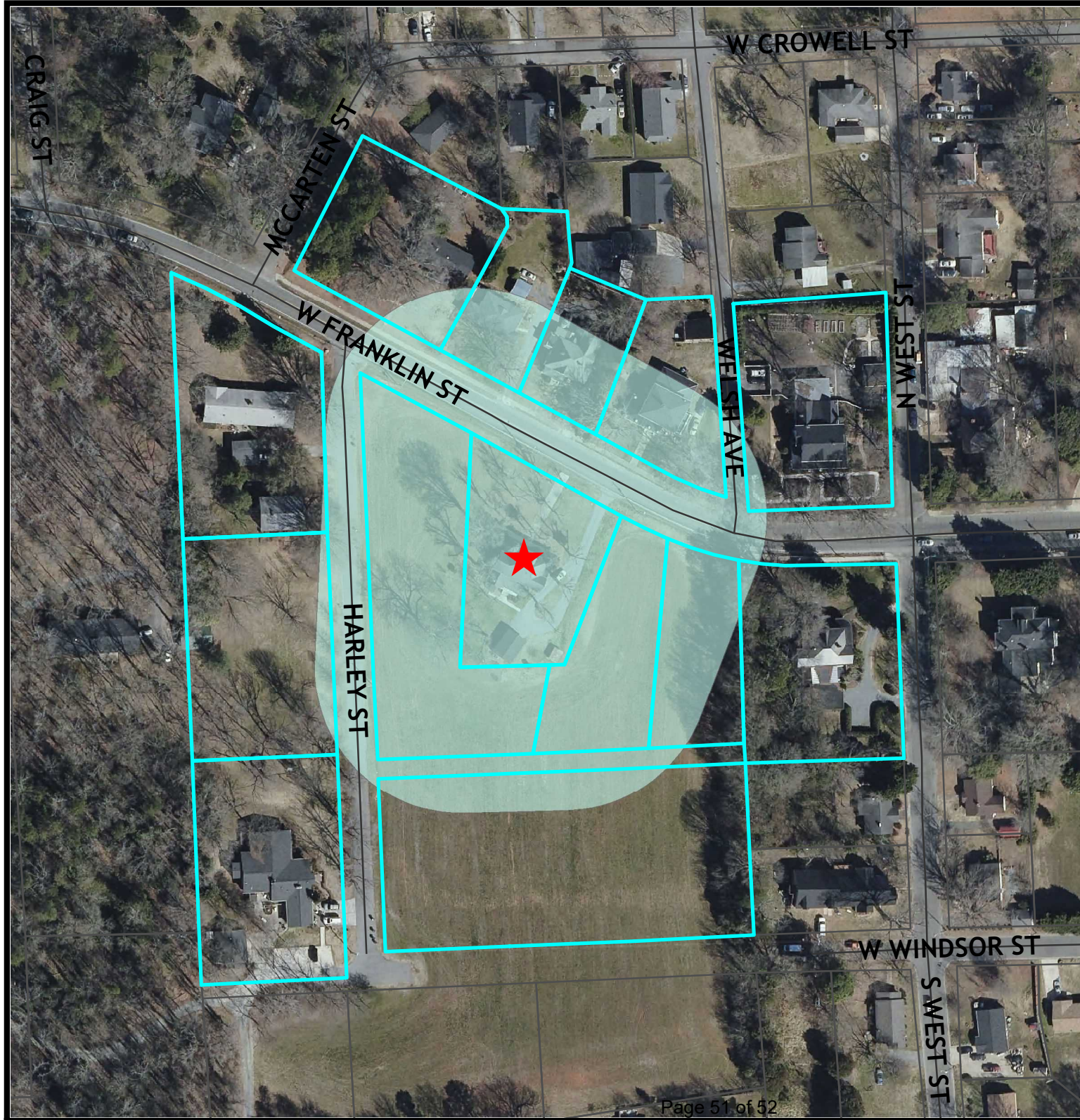
09273110
BREDIN MARK S
BREDIN THERESA
1103 W FRANKLIN ST
MONROE NC 28112

09273131A
GRIFFIN BRUCE H JR
P O BOX 1699
MONROE NC 28111

JACK MARTYN
JESSIE AUBUCHANT
1203 W. FRANKLIN STREET
MONROE, NC 28112

**HISTORIC DISTRICT COMMISSION
MEETING OF 11-9-20**

1203 W. Franklin Street



APO Map

1203 W. Franklin St.

Legend

-  Centerlines
-  Parcels
-  150 Foot Buffer
-  Notified Properties
-  Subject Property



[illegible]